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Ewell Road, Surbiton, KT6 6HX

An outstanding, spacious two double bedroom first floor conversion apartment, stylishly presented and set in a grand, grade 2 listed period house. Located within walking distance of Surbiton mainline station and high street. The many benefits include a stunning living room offering ample lounge and dining space with impressive tall ceilings, a period fireplace and a sash window overlooking the garden. There is a separate contemporary 'shaker' style kitchen with integral appliances and stone surfaces. The striking master bedroom includes wardrobe space, there is also a good-size second bedroom. The period-style bathroom suite includes a shower over the bath. Electric radiators. Well maintained communal entrance and garden. We are informed the current service charge, ground rent and building insurance is £1807 pa. Lease 136 years. Council tax band D. A beautiful apartment.

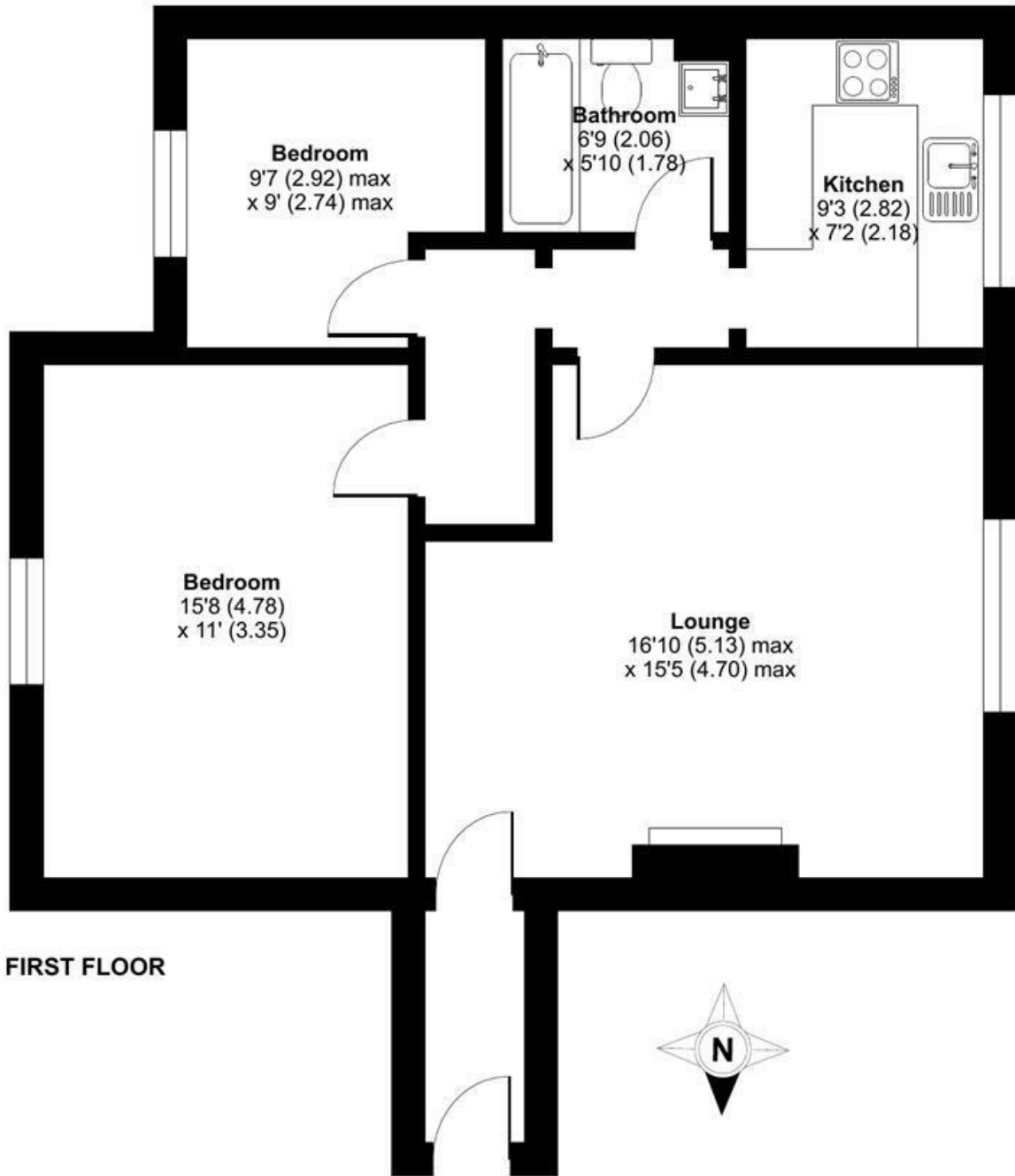
Guide Price £450,000 Leasehold

EPC Rating: E

Wyburn Court, Ewell Road, Surbiton, KT6

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1091887

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

